WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150067588 DEEDWARR
Recvd: 08/12/15 16:06 2 pgs
Fees:13.00 Taxes:954.60
20150812-0080936

Y-ZR-15-8448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly D. Smith and Shelly K. Smith	**FirstBank**	
(NAME)	(NAME)	
8448 Indian Hills Drive	**3500 Blue Lake Drive, Suite 325**	**155-10-0A-093.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Birmingham, AL 35243**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **L. CLARK CHILTON AND WIFE, VIRGINIA CHILTON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KELLY D. SMITH AND SHELLY K. SMITH, HUSBAND AND WIFE, JOINT TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 96 on the Plan of Final Plat of McCrory Trace Estates of record in Plat Book 6900, Page 720 through 723, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to L. Clark Chilton and wife, Virginia Chilton by Warranty deed from Bradley S. Lancaster and wife, Lisa B. Lancaster of record in Instrument No. 20060119-0007056 and Scrivener's Affidavit recorded on November 02, 2011 of record on Instrument No. 20121102-0101035 Register's Office for Davidson County, Tennessee, dated January 13, 2006 and recorded on January 19, 2006.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 6900, Page (s) 720 through 723, inclusive as amended by Surveyor's Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7241, Page 597, amended by Book 7576, Page 846 and Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee.
- By-Laws of McCrory Trace Estates of record in Book 7576, Page 831, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7576, Page 821, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 4150, Page 109, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to the Homeowner's Association of record in Book 7820, Page 342 and Book 8013, Page 698, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20021104-0134797, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8448 Indian Hills Drive , Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th DAY OF AUGUST, 2015.

L. Clark Chilton

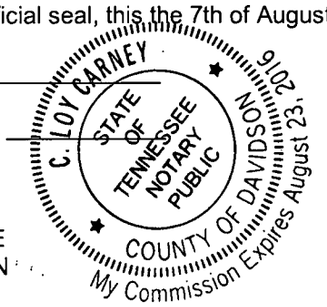
Virginia Chilton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. CLARK CHILTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2015.

Notary Public
My Commission Expires:
(SEAL)

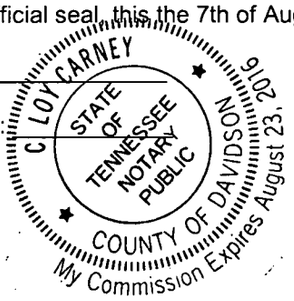


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA CHILTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of August, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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Nashville, TN 37212